

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: July 27, 2006 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@manchesternh.gov](mailto:planning@manchesternh.gov)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, July 27, 2006 – 6:00 p.m.  
City Hall, Third Floor - Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS:**

1. Approval of Minutes of Meetings held on May 25, 2006, June 08, 2006 & June 22, 2006.

**II. REGULATORY MATTERS:**

**(Tabled Items)**

2. S-11-2006 Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 sq. ft. single family building lot – Daniel Young for Wendy & Michael Becker  
**Public Hearing: March 09, 2006 [Recommendation]**
3. S-35-2005 Property located at 65 Lewis Street, an application to subdivide property into two (2) lots – Duval Survey, Inc. for Michael & Mary Card  
**Public Hearing: May 11, 2006 [Recommendation]**
4. CU-12-2006 Property located at 386 Union Street, an application for a conditional use permit to allow a proposed laundromat use of the property – KNA for Stephen Joseph and Assoc.  
**Public Hearing: May 11, 2006**
- SP-11-2006 Property located at 386 Union Street, an application for site plan approval for the construction of a 4,000 sq. ft. one-story building for use as a commercial laundromat – KNA for Stephen Joseph and Assoc.  
**Public Hearing: May 11, 2006 [Recommendation]**
5. SP-15-2006 Property located at 70 Keller Street, an application for site plan approval for the

construction of a 31,109 sq. ft. two-story automobile dealership, with parking, vehicle display and storage areas – HTA, Consulting Engineers for Team Nissan  
**Public Hearing: May 11, 2006** **[Recommendation]**

CU-17-2006 Property located at 70 Keller Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for auto sales and service establishment – HTA, Consulting Engineers for Team Nissan

**(Current Items)**

6. S-20-2006 Property located at 230 South Mammoth Road, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc. for Donald Sinville **[Recommendation]**
7. S-24-2006 Property located at 294 Corning Road, an application to subdivide property into three (3) lots, creating two (2) new building lots – KNA for Pinkerton Hills Development Corp. **[Recommendation]**
8. S-26-2006 Property located at 51 Windsong Avenue, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Maddano Real Estate Investment, LLC **[Staff Report]**
9. S-27-2006 Property located at 125 Manning Street/S. Belmont Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – TF Moran, Inc. for Robert & Janet Rzasa
- CU-20-2006 Property located on South Belmont Street (TM 365-66) an application for a conditional use permit to construct a single family dwelling, pursuant with requirements of Section 6.10 of the zoning ordinance – TF Moran, Inc. for Robert & Janet Rzasa
10. SP-16-2006 Property located at 1070 Holt Avenue, an application to modify a previously approved site plan including: construction of a 40,000 sq. ft. second story addition; conversion of 40,000 sq. ft. of first floor warehouse space to professional office space; and the construction of a 5,000 sq. ft. accessory maintenance/utility building – KNA for 1070 Holt Avenue LLC
- CU-18-2006 Property located at 1070 Holt Avenue, an application for a conditional use permit to occupy a portion of the building with 68,100 sq. ft. of professional office space – KNA for Elliot Hospital
- CU-19-2006 Property located at 1070 Holt Avenue, an application for a conditional use permit to reduce the required parking from that which is required by the combined uses of the building – KNA for 1070 Holt Avenue LLC

11. SP-17-2006 Property located at 676 Island Pond Road, an application by Comcast to construct 46 new parking spaces, driveway access, and re-stripe existing parking lot – Millennium Design Consultants for Comcast **[Recommendation]**
12. SP-18-2006 Property located at 234 Abby Road, an application for site plan approval to construct a 10,130 sq. ft. addition to the existing manufacturing/warehouse facility – Amoskeag Architectural Group for 234 Abby Road Management, LLC
13. PD-10-2006  
SP-19-2006 Property located at 21 S. Elm Street, an application to create a planned development, and for site plan approval for the construction of twelve (12) townhouse dwelling units – Northpoint Engineering for Dream Homes of New England

### **III. OTHER BUSINESS ITEMS:**

14. M-10-2006 An application for voluntary merger submitted by John Ragonese for two (2) parcels identified as TM 131, Lots 28 & 29, located at 421 & 425 Lake Ave.
15. M-11-2006 An application for voluntary merger submitted by Lorette F. Petriw for two (2) parcels identified as TM 537, Lots 35 & 36, and located at 33 Elmwood Ave.
16. Discussion of a petition to rezone a portion of property owned by the Diocese of Manchester, located north of Gold Street from R-1B to R-3.
17. Review of new applications for determination of Regional Impact.
18. Any other business items from Staff or Board.